

(Draft Minutes)

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF FEBRUARY 24, 2015**

1. CALL TO ORDER

Chairman Desai called the Tuesday, February 24, 2015, meeting to order at 6:34 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Kevin Clements, Vice Chairman
Victor Zarrilli, Secretary
Giuseppe Aglieco

Alternates: William O'Sullivan

Also: Kimberley A. Ricci, Town Planner/Asst. ZEO
Eileen A. Knapp, Recording Secretary

2. PUBLIC COMMENTS on the Plan of Conservation and Development Update

Mrs. Ricci noted that written comments on the Draft POCD were received from Mr. Ray Carpentino, Economic Development Director, Commissioner Zarrilli and Ms. Maureen Mullen.

Mr. Alfred Chiulli, Owner of 14 acres of riverfront-zoned land along the Connecticut River addressed the Commission. He would like to eventually develop this property into a marina, restaurant and residential development. As part of his plan he is willing to allow for a trail to cross his property to connect Lower Pond to the Connecticut River. He said he is offering the Town a free right-of-way through his site to create a trail system the length of Rocky Hill's Connecticut River waterfront. Mr. Chiulli said he is willing to do this but he needs help from the Town in order to proceed with his marina development. He said he is also willing to sell the Town the land for the trail.

Ms. Maureen Mullen of 39 Riverview Road addressed the Commission. She belongs to the Rocky Hill Historical Society and she submitted some of her suggestions for the POCD. Her suggestions mainly focus on strengthening the Plan in the areas that focus on the history of the Town. She would like to see more robust history of the Town of Rocky Hill included in the beginning. They are not actually "creating" the Town Center, but "recreating" it. She would like to see the historical importance of the Rocky Hill Riverfront addressed. She believes the heart of the village center includes Main Street and Glastonbury Avenue and she would like to include these areas as a connection to the riverfront area. Ms. Mullen would like the Rocky Hill Historic Society mentioned on the POCD. She suggested adding Dividend Pond Trails and

archeological districts to the section identifying historic districts, as well as Quarry Park, Shipyard Park and Ferry Park. If the Town Center District is approved, then the architecture and design decisions should be appropriate to and reflect the historic character and period of the neighborhood.

Mr. Ed Chiucarello of 40 Riverview Road addressed the Commission. He agreed that the historic description of Rocky Hill in the beginning of the Plan should be beefed up. He noted some areas that needed editing and suggested adding maps showing town parks and historic districts and buildings.

3. MEETING FACILITATOR - Glenn Chalder, Planimetrics

A. Discussion/Review – First Draft 2015 Plan of Conservation and Development

Mr. Glenn Chalder of Planimetrics suggested they go through the entire document page by page for discussion where necessary. The major topics discussed were as follows:

Chapter 1 Introduction: Commissioner Desai said he would like to see better graphics throughout in the final Plan. Commissioner Zarrilli said he would like to see more references to or symbols of Rocky Hill on pages where there is room.

Chapter 2, Conditions & Trends: addition of more information on the history of Rocky Hill, clarification of graphs and legends/keys, addition of information on surrounding Towns' affordable housing and multifamily housing percentages along with definitions of these terms, change of map coloring for easier understanding.

Chapter 3, Planning Issues:

Chapter 4, Conservation Strategies: Clarity of maps, consider possible separation of open space, conservation and wetlands into separate Commissions, possible establishment of a Rocky Hill Land Trust, allow for less than 40% open space to create strong advocacy of open space protection, allowance of more flexibility for developers when more accessible open space is preserved, identification of historical resources, farmland, forest and open space protected by PA490, suggest the consideration of an open space assessment policy

Chapter 5, Development Strategies: Establishment of a town/village center around Rocky Hill's historic district, holding a charrette in the near future to address the Town Center vision, finding ways to capitalize in the area of the town center by including multi-family uses and a connection to the Connecticut River to create a unique destination spot in Rocky Hill, addition of case study pages addressing the Silas Deane Highway Study recommendations, reconfiguration of business park and office park zones, creating a hierarchy of zones with business park 1 and business park 2 zones, clarification of action step referencing incentives for consolidated development.

Chapter 6, Infrastructure Strategies: encouraging desirable roadway improvements and connections to reduce traffic pressures on main highways, encouraging green infrastructures and low-impact development, need for more bus shelters and bike racks, clearer identification of sidewalk priority areas, creation of a continuous sidewalk network,

Chapter 7, Future Land Use Plan: improvement of map clarity

Chapter 8, Implementation: Creation of an effective Plan Implementation Committee.

B. Schedule Public Information Meeting in March

The next meeting will be held on March 11th at 6:30 p.m. at which time the public will have the opportunity to comment on the Draft POCD that was presented this evening.

4. UPCOMING MEETING DATES

The next working session will be March 25, 2015 where the Commission will discuss all of the comments made at the Public Information Meeting and finalize any changes to the Plan.

5. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 9:13 p.m. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary